

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 811 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-138

Current Owner Name: STAKER RUTH ETAL

Parent Parcel(s):

Current Owner Address: PO BOX 81, PARK CITY, UT 84060-0081

Legal Description (include acreage): N1/2 LOT 2 & ALL LOTS 3 & 4 BLK 14 SNYDERS ADDITION TO PARK CITY BAL 0.12 Acres

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Crosswing type / Vernacular style

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

Number of associated outbuildings and/or structures: 1 accessory building(s), # __1__; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: The foundation is rough-cut coursed stone.

Walls: The walls are sheathed in wooden drop/novelty siding. Part of the side wall and the enclosed side porch are clad in large sheets of an unknown material in the 2006 photograph.

Roof: The gabled roof is sheathed in composition shingles.

Windows/Doors: The façade gable-end has a pair of two-over-two double-hung windows with wooden sash that appear to be original. They are covered with external aluminum storm windows. The entry door has eight lights with narrow sidelight panels, each with nine lights. The sidelights have external single pane storm windows.

Improvements: The frame garage dates from the historic period and is clad in a sheet material. It is mentioned on the 1959 tax card with the note that it is 15 years old although it does not appear on the 1949 tax card. 377 SF, Fair Quality

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This frame crosswing house is relatively unmodified since its initial construction. The open front porch has a shed roof with two battered wooden supports, one free-standing and the other engaged. An auxiliary square wooden support runs from the railing to the ceiling. The small hip-roofed side porch has been enclosed since at least the c. 1940 tax photo. Decorative shutters were added to the pair of windows on the façade between c. 1940 and 1995. The front stairs were moved from the center of the porch to the side between 1940 and 1995.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a sloping lot with a slight rise above the finished road bed and has a retaining wall near the street of uncut, uncoursed stone. The yard is informally landscaped with lawn and shrubs. A combination of wooden and concrete stairs and path leads up to a side of the front porch.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (crosswing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1911¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: Accessory building. Camera facing west, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Recorder

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.
RE-APPRAISAL CARD. (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES. Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>558</u>	\$	\$ <u>1278</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 4 Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		<u>51</u>
Ext. Walls <u>3/4 SIDING. 1/4 SHTG.</u>		<u>18</u>
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60 @ 1.00 60.</u>		
Rear <u>30 @ .80 24.</u>		
Cellar—Basin't— <u>1/4 1/2 3/4 full-floor DIRT</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— <input checked="" type="checkbox"/> Class <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Trays <input checked="" type="checkbox"/> Basin <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Urns <input checked="" type="checkbox"/> Ftns. <input checked="" type="checkbox"/> Shr. <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garbage Disp.	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Floors— <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— <input checked="" type="checkbox"/> Walls _____ Wainscot _____ <input checked="" type="checkbox"/> Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>HOOD LINED</u>		<u>100</u>

Total Additions and Deductions 474 169 1278

Net Additions or Deductions 169 +305

REPRODUCTION VALUE \$ 1583
 Age 38 Yrs. by { Est. Owner Tenant Neighbors Records }
 Depr. 1-2-3-4-5-6 51/49 % \$ _____
 Reproduction Val. Minus Depr. \$ 775

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks AV. AGE RECORDED ON OLD CARD 30 YRS. (1941) Total Building Value \$ _____

Appraised Oct. 1949 By CHO & AJ.

SA 138

Location Block 145A - N² Lot 2 - all Lot 3 + 4
 Kind of Bldg. RES St. No. 811 Norfolk Ave
 Class 2 Rms. _____ Type 1 2 3 4 (4) Cost \$ 1282 X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		558		\$ 1282
	x x				
	x x				

Att. Gar. x Flr. Walls Roof

Description of Building		Additions
Foundation— Stone <u>X</u> Conc. _____ None <u>W</u>		
Ext. Walls <u>Siding</u>		
Insulation— Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gable</u> Mt. <u>Pat + RR.</u>		
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		
Porches — Front <u>5x12</u> <u>60</u> @ <u>100</u> <u>60</u>		
Rear <u>5x6</u> <u>30</u> @ <u>80</u> <u>24</u>		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar/Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>Out</u> <u>50</u>		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>4</u> Tub <u>1</u> Trays _____	350
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Urns _____ Fns. _____ Shr. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat— Stove <u>✓</u> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal <u>✓</u> Pipeless _____ Radiant _____		
Air Cond. _____		
Finish— Fir <u>✓</u> Hd. Wd. _____		
Floor— Fir <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____ Blt. In _____		
Tile— Walls _____ Wainscot _____ Floors _____		
Electrical— Outlets <u>✓</u> Fixt. <u>✓</u>		
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____		
Metal Awnings _____		
		484

Total Additions		484
Year Built _____	Avg. <u>47</u>	Reproduction Value \$ 1766
<u>Old App 1949-38</u>	Age _____	Depr. Col. (1) 2 3 4 5 6 <u>40</u> %
Inf. by { Owner - Tenant <u>✓</u>	Neighbor - Record - Est. _____	Repr. Val. Minus Depr. 706
		Obsol. or Rem. _____ %
Remodel Year _____	Est. Cost _____	Bldg. Value \$ _____
Garage— Class <u>1</u> Depr. 2% <u>300</u>		
Cars <u>1</u> Floor <u>Out</u> Walls <u>Painting</u> Roof <u>RR.</u> Doors <u>1</u>		
Size— <u>14</u> x <u>20</u> Age <u>15</u> Cost <u>149</u> x <u>55</u> %		82
Other _____		
Total Building Value		\$ _____

Appraised 4-25-1958 By 1302

SA 138
Serial Number

CF
Card Number

Owners Name AIDEN STAKER
 Location BIK 145A N 1/2 LOT 2 + ALL LOT 3-4
 Kind of Bldg. Rm St. No. 811 NORFOLK AVE
 Class 2 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	648		\$ 2165	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation—Stone 1/2 Conc. _____ Sills 1/2
 Ext. Walls SIDING (A)
 Roof Type GAB Mtl. PAT
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front _____ 60 @ 1 2 5 75
 Rear _____ 45 @ 1 2 5 56
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor DIRT 40
 Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____
 Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____
 Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. / Hd. Wd. _____ Panel _____
 Floor—Fir. / Hd. Wd _____ Other _____

Cabinets 1 Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____
 Awnings — Metal _____ Fiberglass _____

Total Additions 721

Year Built 1911 Avg. 11911 Replacement Cost 2886
 Age 2. Obsolescence _____

Inf. by { Owner - Tenant - _____ Adj. Bld. Value _____
 Neighbor - Record - Est. _____ Conv. Factor x.47

Replacement Cost—1940 Base _____
 Depreciation Column 1 2 3 4 5 6 _____

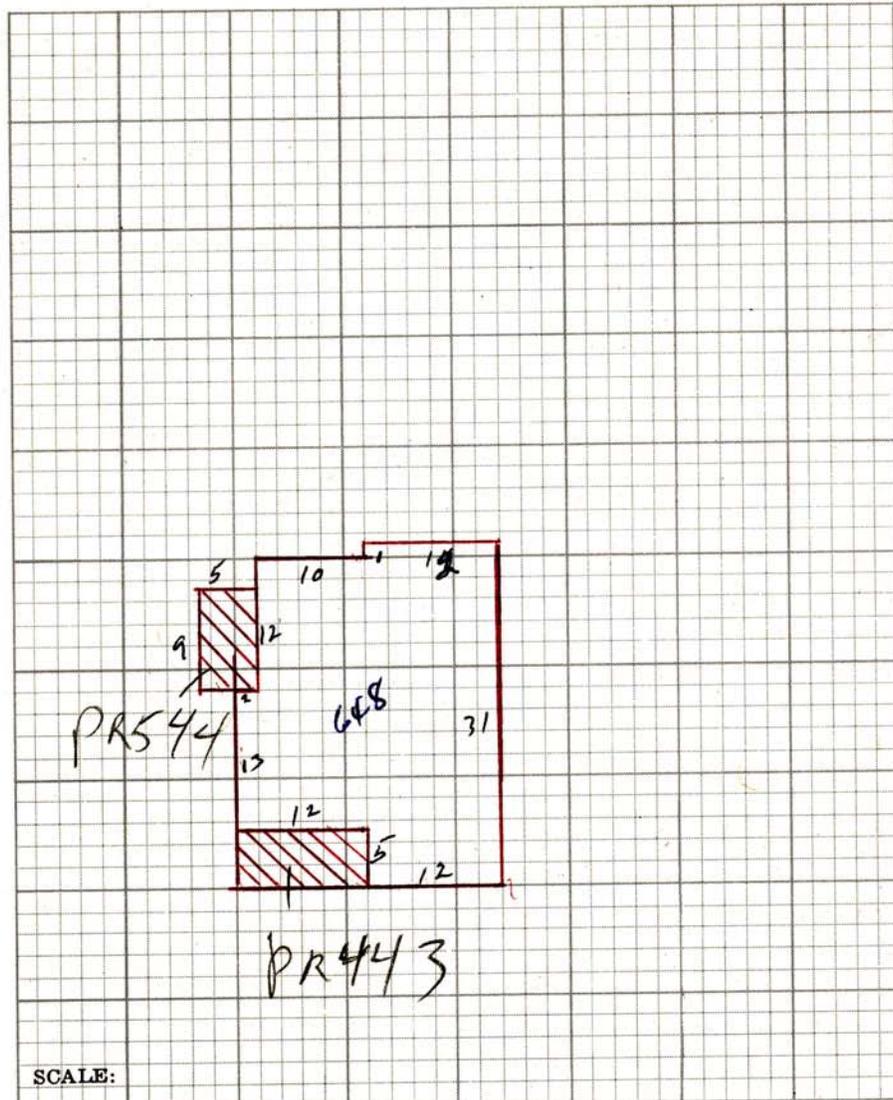
1940 Base Cost, Less Depreciation _____

Total Value from reverse side GARAGE MIN 69 80
 Total Building Value \$ _____

Appraised ① 12-6 19 68 By 1708
 Appraised ② _____ 19 _____ By _____

Re - app 12-4-79
 1983

JAN 13 1969
 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor WOOD Walls WOOD Roof RR Doors _____

Size 14 x 20 Age 1943 Cost 321 x 47% _____

1940 Base Cost _____ x 25 % Depr. _____

Total _____

80

REMARKS _____







811

811

BF

700305

RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANYTIME

RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANYTIME

165510

